

Minutes of the Plan Commission Meeting
March 21, 2016 at 5:30 p.m.
Village Hall Board Room

Call to Order Plan Commission Chairman Burt McIntyre called the meeting to order at 5:30 p.m.

Roll Call Present: Plan Commission members President Burt R. McIntyre, Mike Berg, Randy Smith, Ellery Gulbrand, Bob Strazishar, Natasha Gwidt

Excused: Jim Priewe

Also (staff): Dave Wiese, Geoff Farr, Leigh Ann Wagner Kroening

The Commission recited the Pledge of Allegiance.

Approve Agenda E. Gulbrand moved to approve the agenda. M. Berg seconded. **The motion carried unanimously.**

Action on 02/15/16 Meeting minutes R. Smith moved to approve the minutes from the Feb. 15, 2016 Plan Commission meeting. E. Gulbrand seconded. **The motion carried unanimously.**

PUBLIC HEARING for Ordinance 2016-06

D. Wiese discussed the proposal to amend Sec. 50-344 (4) a. and Sec. 50-344 (4) b. of the zoning ordinance changing the front and corner side yard setback requirements on minor/collector streets and arterial streets from 30 feet and 35 feet to 25 feet for any portion of a principal structure that is designated as living area. The garage setback shall remain unchanged.

B. McIntyre opened the public hearing. Don Bergman of 870 Canterbury Castle Lane asked for clarification of how the change will affect existing homes. Nobody else spoke. B. McIntyre closed the public hearing.

ACTION on Ordinance 2016-06

B. McIntyre recommended approval of Ordinance 2016-06, amending Sec. 50-344 (4) a. and Sec. 50-344 (4) b. of the zoning ordinance. E. Gulbrand seconded. **The motion carried unanimously.**

PUBLIC HEARING for Phillips PDD

D. Wiese discussed the request from Doreen Phillips to rezone parcels VH-2627, VH-236-1, VH-237-13, VH-237-14, VH-237-15 and VH-237-16 from R-2 Residential Single Family Duplex by Subdivision and R-5 Rural Estate Residential to a Preliminary Planned Development District to construct a Single Family Residential development on a private drive from 878 Canterbury Castle Lane.

B. McIntyre opened the public hearing. The following people spoke:

- Robert Lytie, 822 Canterbury Castle Lane, spoke against the rezoning and presented a petition from the surrounding property owners.
- Rena Kyles, 920 Canterbury Castle Lane, spoke against the rezoning due to her concerns with traffic impacts.
- Nancy Bergman, 870 Canterbury Castle Lane, spoke against the project because she said she bought her home with the understanding that she'd be living next to another single-family home.
- Mark Diercks, 898 Canterbury Castle Lane, spoke against the project.
- Lisa Pederson, 940 Canterbury Castle Lane, spoke against the project because of her concerns with the environmental impacts.
- Greg Belanger, 796 Canterbury Castle Lane, questioned the wetland delineation.
- Claude Bryant, 4601 Glendale Ave., spoke against the development.
- Kathleen Luedke, 862 Canterbury Castle Lane, spoke against the project.
- Don Bergman, 870 Canterbury Castle Lane, spoke against the project because the road will run very closely to his bedroom window.
- Mike Brownell, 804 Canterbury Castle Lane, spoke against the project due to concerns about safety and impacts to property values and privacy.
- Margaret Streed, 3499 Sandgate Castle Drive, spoke against the project due to safety concerns.
- Tim Bigler, 960 Canterbury Castle Court, spoke against the project due to safety concerns.

B. McIntyre closed the public hearing.

Mike Soletski, a representative for the project, came forward to discuss the project in detail and to address the concerns that were mentioned during the public hearing.

E. Gulbrand moved to suspend the rules to hear from the audience again. M. Berg seconded. *The motion to suspend the rules carried unanimously.* The following people spoke:

- Nancy Bergman, 870 Canterbury Castle Lane, said if the project is approved as described her home will be surrounded by three roads. She bought it with the understanding it would be neighbored by single-family homes.
- Robert Lytie, 822 Canterbury Castle Lane, said he objects to the private home being allowed exceptions that the other homes in the neighborhood won't enjoy, including a private road and no mandated sidewalks.
- Rena Kyles, 920 Canterbury Castle Lane, said the detention pond is another safety hazard of which she was unaware.
- Lisa Pederson, 940 Canterbury Castle Lane, asked for an explanation of the steps of the project approval process.

E. Gulbrand moved to return to regular order of business. M. Berg seconded. *The motion to return to regular order of business carried unanimously.*

The commission discussed in detail.

**ACTION on
Phillips PDD**

M. Berg moved to approve the PDD to construct a single-family residential development on a private drive from 878 Canterbury Castle Lane. E. Gulbrand seconded. **The motion carried unanimously.**

**PUBLIC HEARING
for Meacham Farm
rezoning**

D. Wiese discussed a request from Dave Chrouser of Mau & Associates to rezone a portion of VH-503 (NE ¼) and a portion of VH-479 (NW ¼), 3215 and 3107 Shawano Ave. (approximately 27.18 acres) from R-5 Rural Estate Residential to R-1 Residential Single Family.

B. McIntyre opened the public hearing. Jeff Taylor, 739 Pinecrest Road, asked for clarification with the proposed road layout. Nobody else spoke. B. McIntyre closed the public hearing.

Dave Chrouser of Mau & Associates came forward to discuss the project in detail and to answer questions from the commission. The commission discussed in detail.

**ACTION on
Meacham rezoning**

B. Strazishar moved to approve the rezoning of a portion of VH -503 (NE ¼) and a portion of VH-479 (NW ¼), 3215 and 3107 Shawano Avenue, approximately 27.18 Acres, from R-5 Rural Estate Residential to R-1 Residential Single Family. R. Smith seconded. **The motion carried unanimously.**

**Plat for 3215 and
And 3107 Shawano**

B. Strazishar moved to approve the Preliminary Plat of Meacham's Ridge. E. Gulbrand seconded. **The motion carried unanimously.**

**PUBLIC HEARING
for Spencers
Crossing rezoning**

D. Wiese discussed a request from request from Steve Bieda of Mau & Associates to rezone a portion of VH -2978, a portion of VH-9 and all of VH-3190 (approximately 21.67 acres in Spencers Crossing) from R-5 Rural Estate Residential to R-1 Residential Single Family.

B. McIntyre opened the public hearing. The following people spoke:

- Donald Adler, 4305 Shawano Ave., asked about the road layout off Shawano Ave.
- Claude Bryant, 4601 Glendale Ave., asked for clarification as to how close the development will be to his property.

Nobody else spoke. B. McIntyre closed the public hearing.

Dave Chrouser of Mau & Associates came forward to discuss the project in detail and to answer questions from the commission. The commission discussed in detail.

ACTION on Spencers

Crossing rezoning

B. McIntyre moved to approve the rezoning of a portion of VH -2978, a portion of VH-9 and all of VH-3190, approximately 21.67 acres in Spencers Crossing. M. Berg seconded. **The motion carried unanimously.**

Plat for three parcels

In Spencers Crossing

M. Berg moved to approve the Preliminary Plat of Spencer's Crossing Second Addition. N. Gwidt seconded. **The motion carried unanimously.**

Site plan for 1951

West patio

D. Wiese discussed the site plan to add an outdoor patio at 1951 West, located at 1951 Bond St. E. Gulbrand moved to approve the site plan for 1951 West. B. Strazishar seconded. **The motion carried unanimously.**

Site plan for Bay

Auto building

D. Wiese discussed the site plan from Bay Auto to add a commercial building to replace the Quonset hut destroyed by fire at 1760 Velp Ave., VH-548-1. M. Berg moved to approve the site plan for Bay Auto with the following conditions:

- Stormwater plan is submitted and approved by the Village of Howard Engineering Department.
- The entire parking area shall be paved as a condition of the approval.
- The trash enclosure is constructed with opaque materials.
- Six additional trees are added to the new landscape (grass areas.)
- The installation of curb and gutter.

E. Gulbrand seconded. **The motion carried unanimously.**

Final Plat of

Rustic Heights

D. Wiese discussed the Final Plat of Rustic Heights, VH-210 and VH-210-1. M. Berg moved to approve the final plat for Rustic Heights. R. Smith seconded. **The motion carried unanimously.**

Site plan for new

Kimps building

D. Wiese discussed the site plan for a new 15,300-square-foot building on Parcel VH-1517, North Kimps Court. B. McIntyre moved to approve the site plan with the following conditions:

- Stormwater plan is submitted and approved by the Village of Howard Engineering Department.
- The entire parking area shall be paved as a condition of the approval.
- The garage doors shall have windows as shown on the plan.

E. Gulbrand seconded. **The motion carried unanimously.**

Items/Other

None.

Adjournment

N. Gwidt moved to adjourn. M. Berg seconded. **The motion carried unanimously, and the meeting was adjourned at 7:32 p.m.**

Leigh Ann Wagner Kroening
Administrative Assistant